

Department of Public Safety - Commonwealth of Massachusetts

One Ashburton Place – Boston – MA 02108
Board of Elevator Regulations – Hearings
Minutes – May 7, 2013

PRESENT:

David Gaudet, Member
Thomas Riley, Member

Walter Zalenski, Designee, DPS
Cheri Davis, Member

Deborah Ho, Program Coordinator, DPS
Timothee Rodrique, Member (Fire Services)

ABSENT:

John O'Donoghue, Member
Harold McGonagle, Member

Michael Nicoloro, Member

Kevin McGettigan, Member

- I. Meeting is called to order by Walter Zalenski, Acting Chair at 1:00PM introduction of the board members – a quorum is present – Review minutes of April 30, 2013 – questions on whether or not a letter was to be drafted by the Board to Otis – minutes to be reviewed

II. 32 Clifton St – Somerville

Michael Doyle, Garaventa

Jon Imber, Owner

John Fasano, Peter Quinn Architects

Exhibit 1 – Letter of Consideration

The Petitioner is seeking a variance for an installation of a LULA exceeding the code of ASME A17.1 - 5.2.1.16.5 states Maximum Rise shall not be more than 7.6. (25 feet) – the exceeding rise would be 36 feet – 5 stops – this will enable residents with disabilities to go from the parking garage to their units in the building – a motion has been put forth by Thomas Riley to grant the request for the increase rise of 36 feet – 5 stops

Motioned by: Thomas Riley

Seconded by: Timothee Rodrique

Vote: 5-0 – Variance granted

III. Miller Park Corporation – 11 Miller St - Somerville

Peter Richer, Miller Park Corporation

Jeff Halley, Halley Elevator

The Petitioner is seeking a variance to convert a freight elevator to a Vertical Reciprocating Conveyor (VRC) – CMR 524 – 17.48 - presently the freight elevator has wooden guide rails – the freight elevator is used by tenants in the building – a motion has been put forth by Cheri Davis to grant the variance for the conversion from a freight elevator to a VRC – the freight/VRC conversion still must meet codes of an elevator and the VRC* – 1962 Chapter 288 - 524 CMR – Section 35 – 17.45

Motioned by: Cheri Davis

Seconded by: Thomas Riley

Vote: 4-1 - Variance granted on the conversion – with provisions*
Opposed – Walter Zalenski

IV. 380 Union St – Springfield – 325-P-39

John Mundt, Sterling Elevator Consultants, LLC

Ed Sabella, Shatz, Schwartz & Fentin

Kathleen Waterman, Konover Commercial Corporation

The Petitioner is seeking a relief based on the Inspector's report – items 1) exposed wood in the machine room and preventing access to the machine room – in lieu of construction work, Petitioner is seeking approval to apply fire retardant paint – Fire Classification ASTM-E-84 (NFPA 255), class "A" – questions from the board regarding the Fire Study, which does not state the rating time – 2) for the access, request approval to install a keyed lock on both sides of the existing door to prevent access through the machine room to get to the roof – 3) Repair oil leak – Elevator company gave no specific time frame to repair the oil leak - a motion has been put forth by Thomas Riley to place the case "on hold" – Petitioner to provide more information on the "paint", other means of access to the roof – must provide the code section seeking relief, within thirty (30) days from May 7, 2013

Motioned by: Thomas Riley

Seconded by: Timothee Rodrique

Vote: 5-0 - Relief "on hold" for thirty (30) days

V. 55 Singletree Rd – Brookline – New installation

Adolfo Perez, Architect

The Petitioner is seeking a variance for an installation on the mechanical room on the height ASME A17-1b Section 2.7.4. and ASME A17.1b Sec 2.7.3.4.1. - height of 7' - the propose height would be 6' 4" machine room door – 6'8" the propose height of 6'2" – questions on whether the construction of the mechanical room was performed before the variance request – a motion has been put forth by Cheri Davis to grant the variance for the height of the door 6'2" and machine room ceiling 6'4"

Motioned by: Cheri Davis

Seconded by: Thomas Riley

Vote: 5-0 - Variance granted

VI. Broadway Real Estate -200 State St – Boston – 1-P-6779

Bill Jemilo, ThyssenKrupp Elevator

George McGee, Lerch Bates

The Petitioners is seeking a relief based on the Inspector's report on 524 CMR17.02(3) (e) ; no machinery, equipment, water lines, drainage lines – NFPA#70 Rule 620-5, NEC article 110.26(A); electrical clearances are to be provided and maintained in front of the controller and disconnect at all times – minimum requirements as per condition #1 of 110.26(A) is 36" – due to the existing conditions and the time of installation, Petitioner is seeking a relief – to allow the water pipes and the electrical to remain – questions from the board on the electrical codes – motion has been put forth by Thomas Riley to grant the relief with proper signage in the machine room*, a monthly log be on site at all time* and checked regularly by the Elevator Company*

Motioned by: Timothee Rodrique

Seconded by: Thomas Riley

Vote: 4-1 – Relief granted with provisions*
Abstained – Cheri Davis

VII. Delta-Beckwith Elevators Installations G2S/Gen2/Gen2L Products

Norton High School – Rte 123 West St – Norton – variance for G2S – 218-P-58

North Bennett Street School – 150 North Street – Boston - variance Gen2

Salem State/O’Keefe Athletic Center 225 Canal St – Salem – variance for Gen2/Gen2S

Bridgewater State College/New Residence Hall – Elev 1/2 - Bridgewater – variance for G2S

Above units will be heard on the next Board of Elevator Regulation hearing – May 28, 2013

U-Mass Lowell S. Parking Garage – 900 Broadway Street – Lowell – variance for Gen 2/G2L

On a prior hearing, Gen 2L had been approved – 524 CMR 13.02(2)

Submitted by:

Deborah Ho

May 8, 2013